

SBI, SMFC



## Online Public Data Entry Summary

\*UKPDE2023045229463\*

DISTRICT NAME: Dehra Dun

UKPDE2023045229463

From 16 Feb 2023

14-Dec-2023

3:33:13PM

Appointment Token No:

Appointment Date:

Appointment Time:

Mutation Office तहसील विकासनगर

Road/Article Type

: Gift Immovable

Sub-Road/Sub-Article

: Gift(Immovable)(Family-Commercial Building))

Village Location For Index

: चोन्हाली

Village Location/Road Selected for Circle Rate List : चोन्हाली

Khewal

Khasra

: 354

Khatoni

House/Flat No:

Area

: 485.7700

बर्ग मीटर

Latitude

30.3434650000

Longitude

77.9541540000

Land Value

: 98,159,500.00

Construction Value : 0.00

Transaction Value : 0.00

Market Value : 98,159,500.00

Advance

: 0.00

Lease Period : 0.00

Avg. Rent

: 0.00

Stamp Duty : 983,000.00

Regn Fees : 25,000.00

Pasting Fees

: 100

Page

: 30

T36

## व्यवसायिक निर्माण का विवरण

क्षेत्रफल

क्र.सं

निर्माण का प्रकार

## आवासीय निर्माण का विवरण

निर्माण का प्रकार

निर्माण तल

हाल वर्ग

फुट

क्र.सं

निर्माण क्षेत्र

## निबंधक शुल्क का विवरण

धनराशि

संदर्भ क्रमांक

क्र.सं

मुगदान की विधि

1

Cash

25,000.00

0

## स्टाम्प शुल्क का विवरण

संदर्भ क्रमांक

जारी दिनांक

स्टाम्प विक्रेता आईडी

क्र.सं

मुगदान की विधि

धनराशि

0

14-Dec-2023

e-Stamp

983,000.00

R. K. Singh

R. K. Singh

Page 1 of 2




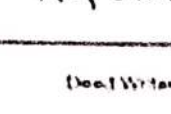
Appointment Time

Appointment Tubefix

Print Date

Station Office तहसील विकासनगर

पत्रकारों का विवरण

पत्रकार का नाम	पत्रकार का विवरण	हस्ताक्षर	संबंधित	पृष्ठ	वीबाइड नं	पत्रकार का पता
श्री. राजेश कुमार	पुत्र श्री. राजेश कुमार		PRIVATE	100	0000000000	ACHAR 5235 7647
श्री. राजेश कुमार	पुत्र श्री. राजेश कुमार		PRIVATE	100	0000000000	ACHAR 5235 7647
श्री. राजेश कुमार	पुत्र श्री. राजेश कुमार		PRIVATE	100	0000000000	ACHAR 5235 7647
श्री. राजेश कुमार	पुत्र श्री. राजेश कुमार		PRIVATE	100	0000000000	ACHAR 5235 7647

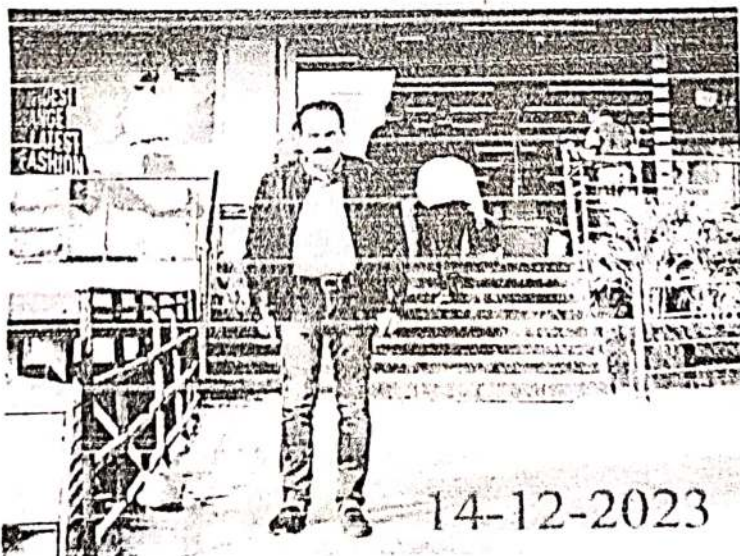
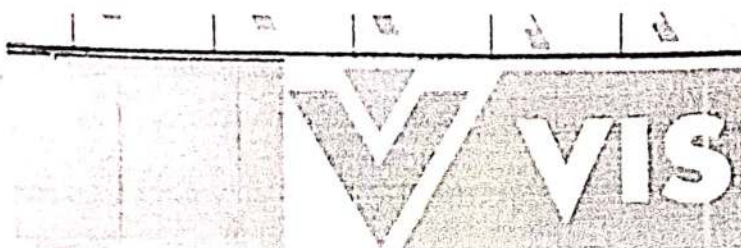
(Doc) Writer (Automatic Name) PRIVATE (JAN)

Photo

All that Commercial Property comprised in Khasra No 354 admeasuring 485.77 Sq.mtrs with Super area construction admeasuring 982.435 Sq.mtrs with roof rights situated at Mauza Kollupani, Pargana Pachwadoon, Tehsil Vikas Nagar, Dehradun.

NAME OF THE DONAR: Mr. Grish Kukreja

NAME OF THE DONEE: Mrs. Simmi Kukreja



  
Signature Donar

  
Signature Donee





*[Handwritten signature]*

11264



*[Handwritten signature]*

**GIFT DEED**  
**(RELEVANT PARTICULARS)**

1. Consideration : NIL
2. Market Value : Rs. 9, 81, 59,500/-
3. Total Stamp Duty paid : Rs. 9, 83,000/-
4. Locality : Kolhupani, Tehsil Vikas Nagar, Dehradun.
5. Distance from main Road : The Commercial Property is situated on more than 18 Mtrs wide Main Chakrata Road between Nanda Ki Chawki towards Forest Department Barrier towards Regenta Hotel situated at Mauza Kolhupani, Pargana Pachwadoon, Tehsil Vikas Nagar, Dehradun.
6. Particulars of the Property : All that Commercial Property comprised in Khasra No 354 admeasuring 485.77 Sq.mtrs with Super area construction admeasuring 982.435 Sq.mtrs with roof rights situated at Mauza Kolhupani, Pargana Pachwadoon, Tehsil Vikas Nagar, Dehradun.
7. Property Use : Commercial Property
8. Circle rate : Land Rs. 12000/- per Sq.mtrs + 10% Extra as Land is Commercial and additional 15 % as the land is situated on more than 18 mtrs wide Main Chakrata Road.  
  
Construction Rs. 82500 per Sq.mtrs with additional 15% as the Property is situated on more than 18 mtrs wide road

*[Handwritten signature]*

*[Handwritten signature]*

9. Name and Address of Donar

: Mr. Girish Kukreja S/o Late Sh. Hardit  
~~Singh~~ Kukreja R/o 40, Anand Chowk,  
Near Tulsi Mandir, Tilak Road, Dehradun-  
248001, Uttarakhand.  
(PAN CARD NO ACDPK1178L)  
(Adhaar Car No 5239 7447 8884)

10. Name and Address of Donee

: Mrs. Simmi Kukreja W/O Shri. Girish  
Kukreja, R/o 40, Anand Chowk, Near  
Tulsi Mandir, Tilak Road, Dehradun-  
248001, Uttarakhand.  
PAN No: AIJPK2891E  
(Aadhar card no-293988790074)

11. Longitude 77.954154

: Latitude 30.343465

12. Stamp No.

: IN-UK92734396739046V

13. Drafted by

: Sh. Prateek Garg Advocate





सत्यमेव जयते



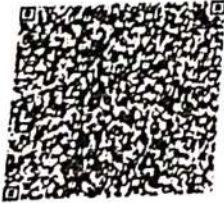
IN-UK92734396739046V

INDIA NON JUDICIAL

Government of Uttarakhand

e-Stamp

Certificate No.	: IN-UK92734396739046V
Certificate Issued Date	: 14-Dec-2023 01:29 PM
Account Reference	: NONACC (SV)/ uk1207104/ DEHRADUN/ UK-DH
Unique Doc. Reference	: SUBIN-UKUK120710492039785676221V
Purchased by	: MR GIRISH KUKREJA
Description of Document	: Article 33 Gift
Property Description	: MAUJA KOLHUPANI TEHSIL VIKAS NAGAR D DUN
Consideration Price (Rs.)	: 0 (Zero)
First Party	: GIRISH KUKREJA
Second Party	: MRS SIMMI KUKREJA
Stamp Duty Paid By	: GIRISH KUKREJA
Stamp Duty Amount(Rs.)	: 9,83,000 (Nine Lakh Eighty Three Thousand only)



PAWAN KUMAR GARG  
STAMP VENDOR  
COURT COMPOUND, D DUN  
Mob.: 9997125826

Please write or type below this line

*Girish*

*S. Kukreja*

0014066510

Statutory Alert:

The authenticity of this Stamp certificate should be verified at [www.shrestamp.com/](http://www.shrestamp.com/) or using e-Stamp Mobile App of Stock Holding Corporation of India. The details on this Certificate and as available on the website / Mobile App renders it invalid.

### GIFT DEED

This Deed of Gift is made at Dehradun on this 14<sup>th</sup> day of December, 2023

Mr. Girish Kukreja S/o Late Sh. Hardit Singh Kukreja R/o 40, Anand Chowk, Near Tulsi Mandir, Tilak Road, Dehradun-248001, Uttarakhand. (hereinafter referred to as the "Donar") of the one part.

### IN FAVOUR OF

Mrs. Simmi Kukreja W/O Shri. Girish Kukreja, R/o 40, Anand Chowk, Near Tulsi Mandir, Tilak Road, Dehradun-248001, Uttarakhand (hereinafter referred to as the "Donee") of the other part.

WHEREAS the Donar is the owner of All that Commercial Property comprised in Khasra No 354 admeasuring 485.77 Sq.mtrs with Super area construction admeasuring 982.435 Sq.mtrs with roof rights situated at Mauza Kolhupani, Pargana Pachwadoon, Tehsil Vikas Nagar, Dehradun (hereinafter referred to as the "Said Property").

AND WHEREAS the Donar had purchased all that land bearing Khasra No 354 admeasuring 485.77 Sq.mtrs situated Mauza Kolhupani, Pargana Pachwadoon, Tehsil Vikas Nagar, Dehradun from its erstwhile owner Smt. Bishan Devi W/o Late Sh. Hardit Singh Kukreja R/o 40, Anand Chawk, Dehradun vide sale deed dated 14.09.2005 which is duly registered in the office of Sub Registrar Vikas Nagar, Dehradun at Bahi No 1 at Serial No 5540 dated 14.09.2005 and his name is duly mutated in revenue records.

AND WHEREAS the Donee had purchased all that land bearing Khasra No 354 admeasuring 485.77 Sq.mtrs situated Mauza Kolhupani, Pargana Pachwadoon, Tehsil Vikas Nagar, Dehradun from its erstwhile owner Smt. Mamta Kukreja W/o Sh. Gulshan Kukreja R/o 40, Anand Chawk, Dehradun vide sale deed dated 14.09.2005 which is duly registered in the office of Sub Registrar Vikas Nagar, Dehradun at Bahi





No 1 at Serial No 5538 dated 14.09.2005 and her name is duly mutated in revenue records.

AND WHEREAS the Donar and Donee got a joint Compounding Commercial Map Sanctioned from MDDA Dehradun vide Map No OC-0267/21-22 dated 02.03.2022 and had jointly constructed commercial building over the above land.

AND WHEREAS the Donar had constructed Basement, Stilt, First Floor, Second Floor, Third Floor and Fourth Floor with stairs and lift morefully described below.

Floors	Total area of Complex (in Sq. Mtrs)
Basement	160.475
Stilt	176.52
First Floor	161.36
Second Floor	161.36
Third Floor	161.36
Fourth Floor	161.36
Total area	982.435 Sq.mtrs

AND WHEREAS the Donar and Donee is husband and Wife and Donar is gifting his land and construction as mentioned in Schedule of Property to his Wife.

AND WHEREAS the Donor & Donee is the absolute owner, having acquired the Property and since then Donor has been in possession and enjoyment of the schedule Property along with Donee and paying taxes and levies thereon, as absolute owner thereof.

AND WHEREAS it has been desired that the gift deed be executed and registered.



AND WHEREAS the Donor, without any monetary consideration and in consideration of natural love and affection which the Donor bears to the Donee hereby grant and transfer by way of gift, the scheduled Property with all the liberties, privileges, easements and advantages appurtenant thereto and all the estates, rights, title, interest, use, inheritance, possession, benefits, claims and demand whatsoever of the Donor TO HAVE AND TO HOLD the same unto the use of the Donee absolutely but subject to the payment of all taxes, rates, assessments, dues and duties now and here after chargeable thereon to the Government or local authorities.

**NOW THIS DEED WITNESSETH**

- 1) That the Donor now has in himself, absolute right, full power, and absolute authority to grant the said scheduled Property hereby granted as gift in the manner aforesaid.
- 2) The Donee may at all times herein after peacefully and quietly enter upon, take possession of the scheduled Property and enjoy the said scheduled Property as he deems fit without any interruption, claim or demand whatsoever from or by the Donor or his heirs, executors, administrators and assigns or any person or persons lawfully claiming or to claim by from under or in trust for the Donor.
- 3) That the Donee has the right to transfer/Sale/ Gift/Mortgage the Property in name of any one he like through any kind of Deeds including Sale/Gift Deed.
- 4) That the Donee has the right to mortgage this Property whenever required and Donar has no Objection.
- 5) That the Donor and all persons having or lawfully claiming any estate or interest whatsoever to the said scheduled Property from under or in trust for the Donor or his heirs, executors, administrators and assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the Donee do and execute or cause to be done and executed all such further and other acts, deeds, things, conveyances and assurances in law whatsoever for better and more perfectly assuring the said scheduled Property and every part thereof unto and to the use of



the Donee in the manner aforesaid as by the Donee his heirs, executors, administrators and assigns or counsel in law shall be reasonably required.

- 6) That the Donar have withdrawn their possession from the Said Property and have delivered the actual, physical, vacant and undisputed possession of the Said Property to the Donee.
- 7) That the said Property is free from free from all encumbrances, charges, liens, demands, attachments, loan, mortgages etc. and the Donee are in exclusive possession thereof. There is no Litigation pending in any court of law. The said Property is not mortgaged with any financial company or Bank.
- 8) That the Donee shall have every legal right to get the mutation etc. transferred, in his name, the Donar shall have no objection.
- 9) That there is no tree of any kind on the said Property.
- 10) That all the expenses regarding stamp duty and registration of this deed will be borne by the Donar.
- 11) That the said Property is Commercial and is situated outside the limits of Nagar Nigam/Municipal Corporation, Dehradun.
- 12) That the Donar and Donee doesn't belong to Schedule Cast and Schedule Tribe.
- 13) The Commercial Property is situated on more than 18 Mtrs wide Main Chakrata Road between Nanda Ki Chawki towards Forest Department Barrier towards Regenta Hotel situated at Mauza Kolhupani, Pargana Pachwadoon, Tehsil Vikas Nagar, Dehradun.
- 14) That the open land area in the Scheduled Property is 325.295 Sq.mtrs and Constructed area is 982.435 Sq.mtrs on which stamp duty is being paid accordingly.
- 15) That for valuation of the Property and for the purpose of calculating stamp duty it is hereby made clear the Circle rate in the vicinity of the said Property is Rs. 12000/- per Sq.mtrs + 10% Extra as Land is Commercial and additional 15 % as the land is situated on more than 18 mtrs wide Main Chakrata Road thus the value of land is Rs. 15180/- per Sq.mtrs. That as the total Open land in Commercial complex is 325.295 Sq.mtrs and the Value of land comes to  $325.295 \times 15180/- = \text{Rs. } 49,37,979/-$ .

*[Signature]*

*[Signature]*



That as the total construction of the Scheduled Property is 982.435 Sq.mtrs and value of Construction is Rs. 82500 per Sq.mtrs with additional 15% as the Property is situated on more than 18 mtrs wide road the Value of Construction comes to Rs. 94875/- per Sq.mtrs X 982.435 Sq.mtrs = Rs. 9,32,08,521/-.

That the property also had a boundary wall at the back side measuring 13 mtrs and thus the value of it comes to 13 mtrs x 1000 = Rs. 13000/-

Thus the total Value of Property comes to Rs. 9,81,59,500/- accordingly Stamp Duty @ 1% i.e. Rs 9,83,000/- is being paid.

16) That the Donar hereby from time to time further agree and undertake to execute and cause to be done and execute all further acts, deeds and things which are necessary and may lawfully be required to be done for more fully assuring the title of the Donee over the said Property.

Provided always and it is hereby mutually agreed between the parties that the term "Donar" and "Donee" wherever used unless expressly included or found in consistent with the context, shall include their respective heirs, legal representatives, successors, administrators and assigns of the parties as the parties themselves.

#### SCHEDULE OF THE PROPERTY HEREBY SOLD

All that Commercial Property comprised in Khasra No 354 admeasuring 485.77 Sq.mtrs with Super area construction admeasuring 982.435 Sq.mtrs with roof rights situated at Mauza Kolhupani, Pargana Pachwadoon, Tehsil Vikas Nagar, Dehradun, bounded and butted as under:-

East : Property of Donee SM 38.41 Mtrs  
West : Partly Property of Donar and Property of others SM 38.41 Mtrs  
North : Property of Others SM 12.80 Mtrs  
South : Main Chakrata Road SM 12.15 Mtrs

More fully detailed in the map shown in annexed herewith.

IN WITNESS whereof the Donar and Donee have put their signatures on this deed on the day, month and year first above written.













FINGER PRINTS U/S 32-A, REGISTRATION ACT


Name and Address of the Donar:

Mr. Girish Kukreja S/o Late Sh. Hardit Singh Kukreja R/o 40, Anand Chowk.  
Near Tulsi Mandir, Tilak Road, Dehradun-248001, Uttarakhand.

Left and Right Hand Finger Prints

Thumb	Index	Middle	Ring	Little
				
				

  
SIG. OF DONAR

  
8/10/2020





**Name and Address of the Donee:**

Mrs. Simmi Kukreja W/O Shri. Girish Kukreja, R/o 40, Anand Chowk, Near Tulsi Mandir, Tilak Road, Dehradun-248001, Uttarakhand.

**Left and Right Hand Finger Prints**











Thumb

Index

Middle

Ring

Little

  
SIG. OF DONEE

**WITNESSES:**

1. Mr. Achint Kukreja  
S/o Mr. Grish Kukreja  
R/o 40, Anand Chawk  
Dehradun.  
(Adhaar Card No 9597 1795 0099)

2. Mr. Pawan Gupta  
S/o Sh. Ishwar Chand Gupta  
R/o THDC Colony,  
Dehrakhas, Dehradun  
(Adhaar Card No 3606 6373 6935)

Drafted and Photo attested and typed in my Chamber as per the instruction of Parties

  
Advocate

### SITE PLAN

SITE PLAN of All that Commercial Property comprised in Khasra No 354 admeasuring 485.77 Sq.mtrs with Super area construction admeasuring 982.435 Sqmtrs with roof rights situated at Mauza Kolhupani, Pargana Pachwadoon, Tehsil Vikas Nagar, Dehradun.

NAME OF THE DONAR: Mr. Grish Kukreja

NAME OF THE DONEE: Mrs. Simmi Kukreja

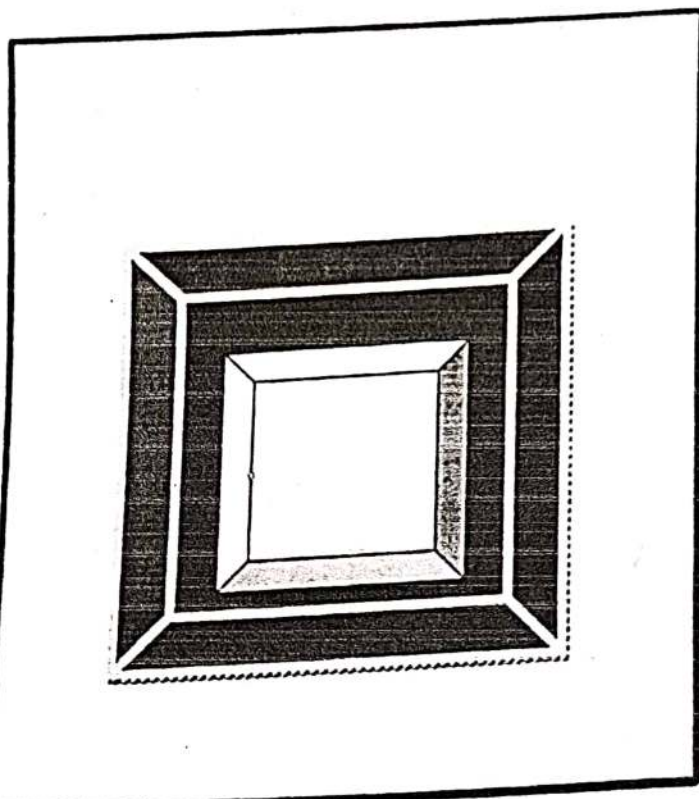
NOT TO SCALE

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Property of Others SM 12.80 Mtrs

Partly Property of Donar and Property  
of others SM 38.41 Mtrs



Property of Donee SM 38.41 Mtrs

Main Chakrata Road SM 12.15 Mtrs

Signature Donar

Signature Donee